023.0	0004	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 732,200 / 732,200
					USE VALUE: 732,200 / 732,200
					ASSESSED: 732,200 / 732,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		COTTAGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERSHMAN STEPHEN E
Owner 2:	HOLZMAN EMILY
Owner 3:	
Street 1:	12 COTTAGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLY RICHARD/ETAL -
Owner 2:	KELLY LAURA R -
Street 1:	12 COTTAGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Vinyl Exterior and 1372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	300,200		432,000	732,200
Total Card	0.092	300,200		432,000	732,200
Total Parcel	0.092	300,200		432,000	732,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.67 | /Parcel: 533.67

Legal Description

User Acct 15290

GIS Ref

GIS Ref

Insp Date 07/21/17

Entered Lot Size

Total Land:

Land Unit Type:

!1915!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	300,200	0	4,000.	432,000	732,200		Year end	12/23/2021
2021	101	FV	291,400	0	4,000.	432,000	723,400		Year End Roll	12/10/2020
2020	101	FV	279,300	0	4,000.	432,000	711,300	711,300	Year End Roll	12/18/2019
2019	101	FV	221,900	0	4,000.	459,000	680,900	680,900	Year End Roll	1/3/2019
2018	101	FV	221,900	0	4,000.	334,800	556,700	556,700	Year End Roll	12/20/2017
2017	101	FV	220,700	0	4,000.	291,600	512,300	512,300	Year End Roll	1/3/2017
2016	101	FV	220,700	0	4,000.	248,400	469,100	469,100	Year End	1/4/2016
2015	101	FV	215,200	0	4,000.	243,000	458,200	458,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:47:35

LAST REV

Date	Time
07/30/20	16:01:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1915

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY RICHARD/E	75013-452	1	6/30/2020		850,000	No	No		
FLANAGAN WILLIA	25002-495		11/18/1994		148,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2008	606		9,990					
6/10/2005	470	Redo Bat	7,000			G6	GR FY06	
7/14/2003	564	Redo Kit	7,800			G6	GR FY06	
9/30/1999	692	Dormers	29,116					DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
7/1/2020	Info Fm Prmt	DGM	D Mann
7/21/2017	MEAS&NOTICE	HS	Hanne S
11/2/2005	Permit Visit	BR	B Rossignol
9/30/1999	Mailer Sent		
9/30/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15290
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368814
Depreciation:	68599
Depreciated Total:	300215

COMMENTS

NC=SFL ADD IN PROG RECHECK 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

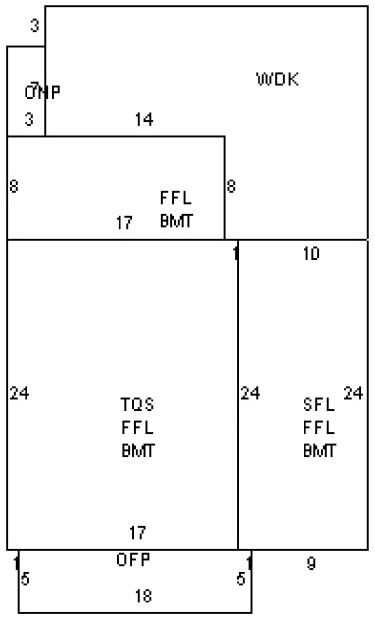
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	114.19
Final Total:	300200	Val/Su SzAd	218.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	808	52.120	42,112
FFL	First Floor	808	173.730	140,372
WDK	Deck	338	8.870	2,997
TQS	3/4 Story	324	173.730	56,288
SFL	Second Floor	240	173.730	41,695
OFP	Open Porch	90	34.480	3,103
CNP	Canopy	21	59.390	1,247
	Net Sketched Area:	2,629	Total:	287,814
Size Ad	1372	Gross Area	2737	FinArea 1372

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

023.0-0004-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X8	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc